

2:22 PM

03/19/25

Accrual Basis

Lakeview Terrace Condominium Association

Balance Sheet

As of February 28, 2025

| | Feb 28, 25 |
|--------------------------------|------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Checking GVNB #4022 | 7,196.31 |
| Reserve Fund - GVNB #9509 | 137,150.18 |
| Total Checking/Savings | 144,346.49 |
| Accounts Receivable | |
| Accounts Receivable | |
| Special Assessment | 453.00 |
| Accounts Receivable - Other | 4,350.73 |
| Total Accounts Receivable | 4,803.73 |
| Total Accounts Receivable | 4,803.73 |
| Other Current Assets | |
| *Undeposited Funds | -1,650.00 |
| Total Other Current Assets | -1,650.00 |
| Total Current Assets | 147,500.22 |
| Fixed Assets | |
| Buildings | |
| Roof- Briarwood-2021 | 66,708.00 |
| New Sundowner Roof-2020 | 79,944.00 |
| Eldorado New fan Boiler #1 | 1,350.00 |
| Eldorado bldg-New Fan Boiler 2 | 1,350.00 |
| Foundation Rpr Briarwood -2019 | 15,815.00 |
| Roof Replacement Eldorado Bldg | 51,021.00 |
| Gutter Replacement/New 11/16 | 1,490.00 |
| Foundation Repair 8/16 | 5,681.63 |
| Foundation Repair 9/16 | 5,250.00 |
| Buildings - Other | 42,000.00 |
| Total Buildings | 270,609.63 |
| Accumulated Deprec. - Office | -32,922.85 |
| Equipment | |
| Swamp Cooler - Laundry 2024 | 1,200.00 |
| 2013-laundry machines | 5,000.00 |
| # 3-New Whirlpool Washer-2023 | 1,675.65 |
| #7 Whirlpool Washer-2023 | 1,350.00 |
| # 6 Whirlpool Washer-2023 | 1,350.00 |
| #2- Whirlpool Washer-2023 | 1,622.48 |
| 2022- 2 maytag dryers | 3,433.35 |
| Sensor Lock for Laundry -2020 | 4,413.94 |
| New Washer-Whirlpool-2020 | 1,074.35 |
| New Granada Boiler-2019 | 59,620.00 |
| New Boiler-Sundowner-8-2019 | 58,220.00 |
| 2 Speed Queen FL Washer-2019 | 1,124.40 |
| New Boiler Eldorado Bldg-8-18 | 49,720.00 |
| Security Cameras-8/17 | 3,918.50 |
| Briarwood Boiler-11/16 | 46,400.00 |
| Laundry Eqpt 12/09 | |
| New Washer-2018 | 1,610.82 |
| Laundry Eqpt 12/09 - Other | 11,760.25 |
| Total Laundry Eqpt 12/09 | 13,371.07 |
| Total Equipment | 253,493.74 |

Lakeview Terrace Condominium Association

Balance Sheet

As of February 28, 2025

| | Feb 28, 25 |
|---------------------------------------|-------------------|
| Accumulated Deprec. - Laundry | -15,150.00 |
| Accumulated Depreciation-New | -6,051.94 |
| Total Fixed Assets | 469,978.58 |
| TOTAL ASSETS | 617,478.80 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 6,160.27 |
| Total Accounts Payable | 6,160.27 |
| Total Current Liabilities | 6,160.27 |
| Long Term Liabilities | |
| Note Payable | |
| Herwick- Briarwood Roof-2028 | 20,626.00 |
| Peterson- Briarwood Roof-2026 | 9,329.00 |
| Herwick-Sundowner Boiler--2026 | 16,092.00 |
| Total Note Payable | 46,047.00 |
| Total Long Term Liabilities | 46,047.00 |
| Total Liabilities | 52,207.27 |
| Equity | |
| Retained Earnings | 546,259.75 |
| Net Income | 19,011.78 |
| Total Equity | 565,271.53 |
| TOTAL LIABILITIES & EQUITY | 617,478.80 |